



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS**

400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO:

AIR-PM 25.0659

August 14, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR IMPROVED, PAVED LAND
AND IMPROVED, UNPAVED LAND FOR EQUIPMENT STORAGE
UNITED AIRLINES, INC.
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

APPLICANT:

United Airlines, Inc. (United), whose business address is 223 South Wacker Drive,
Chicago, Illinois 60606.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 26-19 and 171-2, as amended.

LOCATION AND TAX MAP KEY:

Portion of Ellison Onizuka Kona International Airport at Keahole (KOA), Kailua-Kona,
Island of Hawaii, identified by Tax Map Key: 3rd Division, 7-3-043: Portion of 003.

AREAS:

Area/Space No. 630-135, containing an area of approximately 9,891 square feet of
improved, paved land, as shown and delineated on the attached Exhibit A,
Area/Space No. 631-101, containing an area of approximately 4,800 square feet of
improved, unpaved land, as shown and delineated on the attached Exhibit B, and
Area/Space No. 640-152, containing an area of approximately 128 square feet of
improved, paved land, as shown and delineated on the attached Exhibit C.

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ZONING:

State Land Use District: Urban & Conservation
County of Hawaii: Industrial (MG-1a) and Open

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governors Executive Order No. 3074, dated August 20, 1981, setting aside 4,204.10 acres designated as KOA under the control and management of the State of Hawaii Department of Transportation (HDOT) for Airport purposes.

CHARACTER OF USE:

United will use the space for storage of ground service equipment, and to install a storage shed as part of its signatory airline operation.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

MONTHLY RENTAL:

\$3,663.77 (\$3,663.77, as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$10,991.31, or three times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ___
Registered business name confirmed:	YES <u>X</u>	NO ___
Good standing confirmed:	YES <u>X</u>	NO ___

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined that the subject land areas for Exhibit A are covered by the Kona International Airport at Keahole Master Plan Update Final Environmental Assessment (EA) and Finding of No Significant Impact, dated December 18, 2000, and published by the Office of Environmental Quality Control in the January 8, 2001, issue of The Environmental Notice. Accordingly, all relevant mitigation from the EA and best management practices will be implemented to address the minimum impacts of this action.

The HDOT has determined the subject land areas for Exhibits B and C are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact, Airfield, Terminal, and Facility Improvements for the KOA, published by the Office of Environmental Quality Control in the March 23, 2013, issue of The Environmental Notice. Accordingly, all relevant mitigation from the EA and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

HDOT proposes to issue a month-to-month revocable permit to United for storage of ground service equipment and to install a storage shed as part of its signatory airline operation.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to United, including its conditions and rent, will serve the best interests of the State.

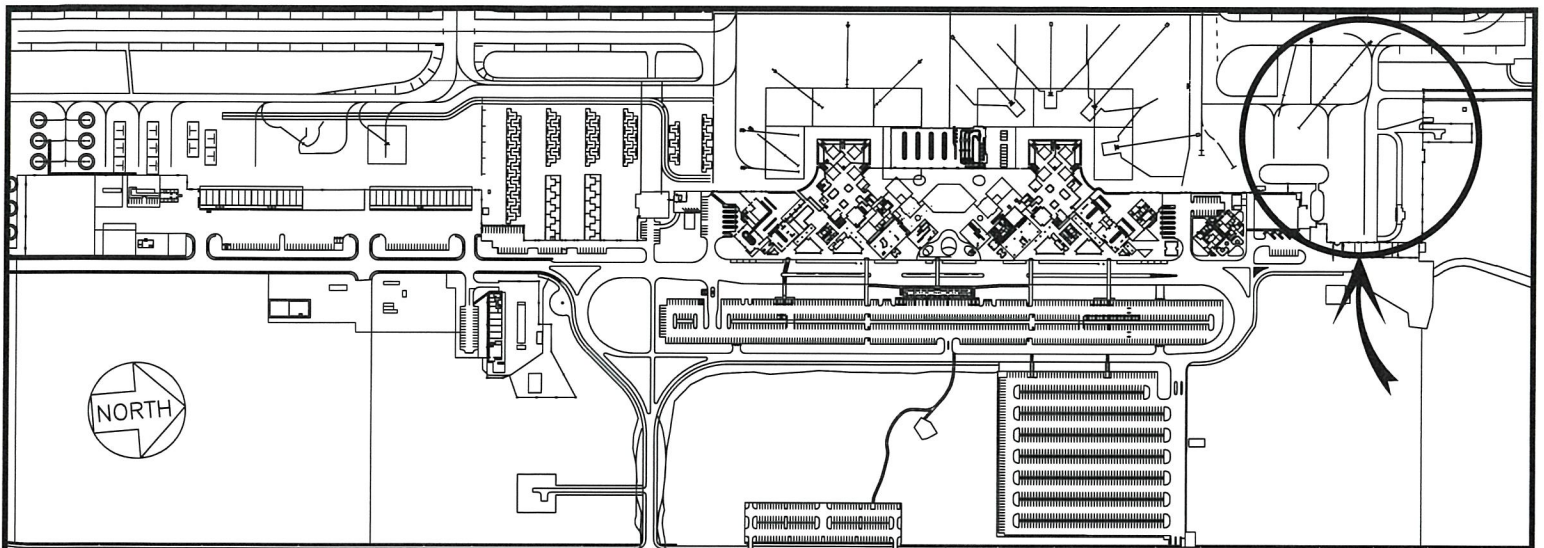
Respectfully submitted,

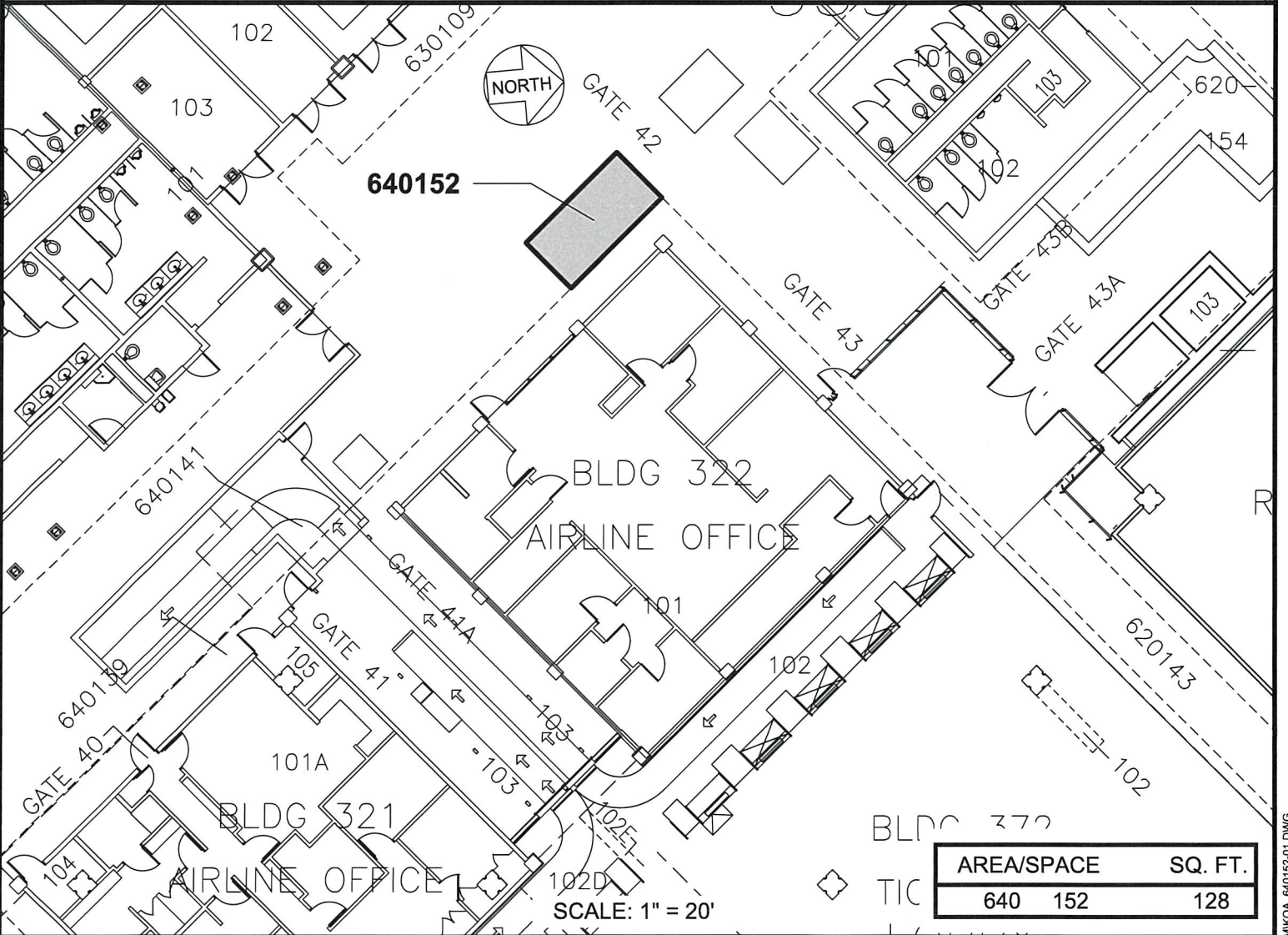
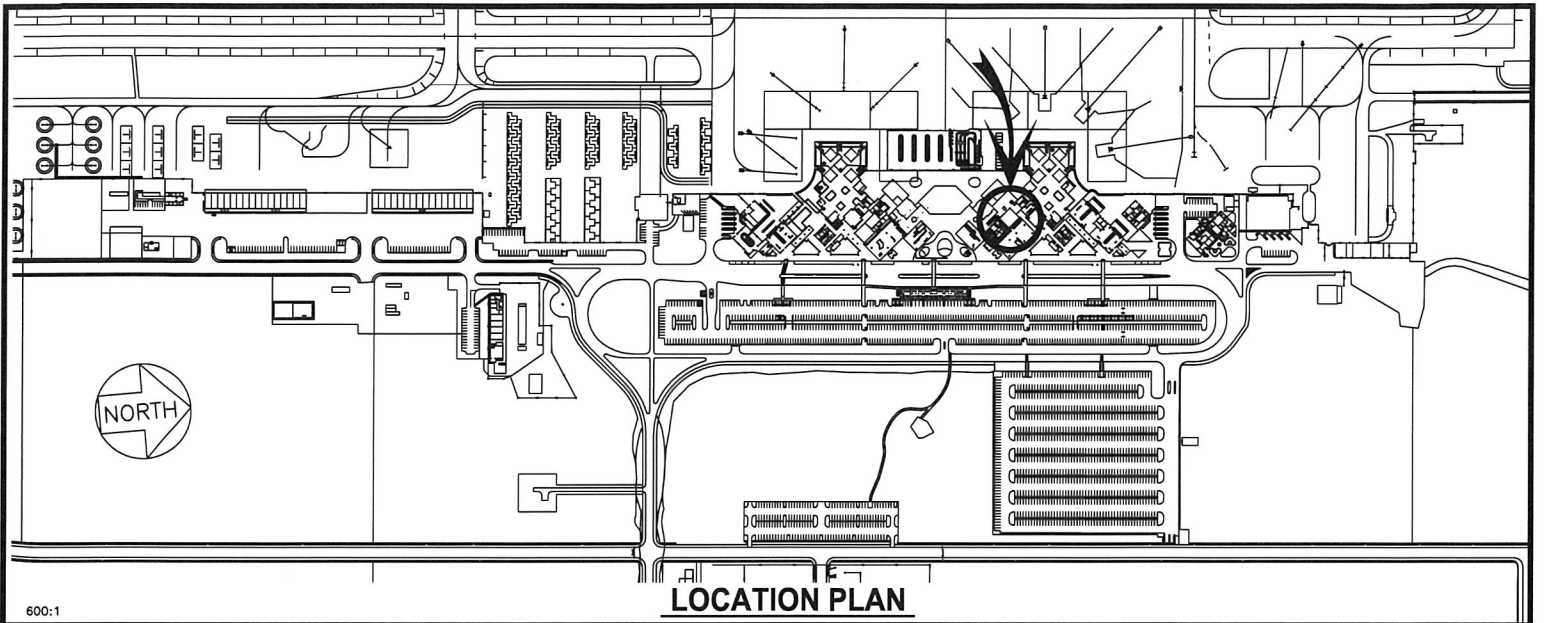


CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment





RP-9717

DATE : JULY 2025

EXHIBIT: **C**



AIRPORTS

UNITED AIRLINES, INC.

SHED STORAGE

640152

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE